

# Private renting

## How we can help

If you'd like help renting out your property, we can offer a stress free service to find you a suitable tenant.



## Why choose us?

- We won't charge you a penny and offer financial incentives to landlords using our scheme.
- Offer a Finder's Fee payable to the landlord.

### We can offer either:

- Package 1 - One month's deposit and one month's rent in advance (The deposit is the responsibility of the Landlord and MUST be placed into a Deposit Protection Scheme).
- Package 2 - A bond Incentive up to 2 month's deposit bond in a protected fund (dependant on the property size).
- A one-off contribution of £100 towards 5-year gas and electrical certificates and EPC.
- A free property inspection so you can be confident that your property complies with HHSRS rental regulations.
- Access to free resources such as an inventory pack for the start of tenancy and tenancy agreements.

### We'll give you free advice on tenancy issues and good letting practice including:

- Right to Rent guide.
- HMO licences Energy efficiency.
- Deregulation Act 2015.
- Ongoing advice for Landlords through the life of the tenancy and appropriate signposting where required.



## Get help to rent out your property

If your property is in and around Gloucester City and you're interested in letting your property, contact us.

## What happens next

### Step one

We'll contact you to talk about the property that you have to let. We'll look at what you want from a tenant and if our scheme will suit you.

### Step two

We'll visit the property to:

- Check your safety certificates (Gas Safe, Electric and EPC).
- Carry out a property inspection (includes furniture if a furnished let).
- Talk to you about what incentives can be offered for your property.
- Offer you a free information pack.
- Complete any paperwork.

### Step three

A viewing with yourself and the potential tenant will be arranged, this is the opportunity for the landlord/agent to vet the tenant and request from them if required references or complete a landlord tenant application form. We'll match you with a potential tenant. A viewing with yourself and the potential tenant will be arranged.

### Step four

Check all necessary valid certificates are in place and up to date and any outstanding works have been signed off. If you're happy with the tenant we'll arrange a signup date for tenancy. The Landlord / Letting agent will meet at the property with the potential client, a tenancy agreement will be signed, along with the Incentive agreement forms.

### Step five

We'll give you:

- Full written details of the agreed deposit/rent in advance, and incentives offered.
- Helpful information sheets for maintaining the tenancy.
- These documents will either be given to you when you sign up or shortly afterwards.

## Type of tenancy

For Incentives a 12 month AST required. This means that you'll have the right to end the tenancy after the fixed term giving the appropriate notice period. If you or the tenant doesn't give notice to end the tenancy, it can continue and become a periodic tenancy after the fixed term period.

## Type of properties we work with

We can help you let any property as long as it is in Gloucester, and the council tax bill is payable to Gloucester City Council. We are looking for all types of property; for single people, couples and families, so please get in touch if you are looking to let.



## For more information

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